

Neighborhoods
Rancho Peñasquitos Community Plan

9
FIGURE

NEIGHBORHOOD PLANNING ELEMENT




While the community overall should maintain a quiet residential atmosphere, each neighborhood should be developed in a manner appropriate to its particular topography, geology, views and other natural features, as well as its location with respect to existing and proposed land uses. Eleven neighborhoods within the Peñasquitos community have been identified, as shown in **Figure 9**. Generally, these neighborhoods are recommended to contain about 1,200 to 2,000 dwelling units, or 3,500 to 6,500 residents, although smaller neighborhoods have been designated in special cases.

The following provides a summary of the land use, transportation and urban design recommendations for each of the neighborhoods. These recommendations focus on the specific needs of the neighborhoods. This section provides a more detailed analysis of the community based upon a neighborhood specific study.



**TABLE 3
NEIGHBORHOOD PLANNING AREAS
RECOMMENDED LAND USE**

Neighborhood	Single-family Detached Units	Multifamily Attached Units	Commercial Acreage	Industrial Acreage	Parks	Schools
Glens	1,229	291	19		1	1
Village	116	1,604			1	1
Black Mountain	397	178			3	1
Sunset Hills	633					2
Bluffs	2,177				1	3
Twin Trails	1,330				3	1
Town Center	1,213	657	57		1	1
Views	200	680	24	10		
Ridgewood	1,513	426	26		2	1
Parkview	1,790		2		8	1
Peñasquitos Creek	877	367			13	
TOTAL	11,475	4,203	131	10	33	12

Residential

-  Low Density
-  Low Medium Density
-  Medium Density

Commercial

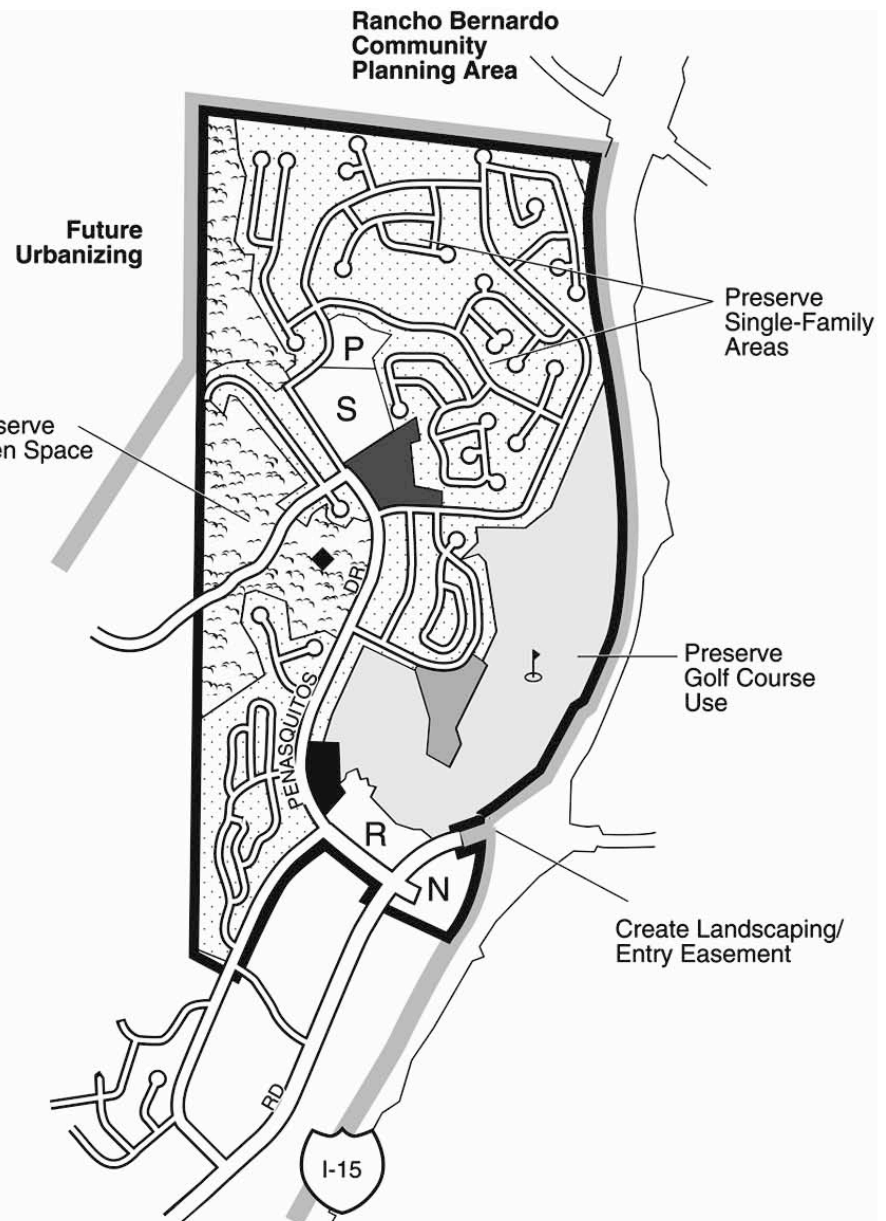
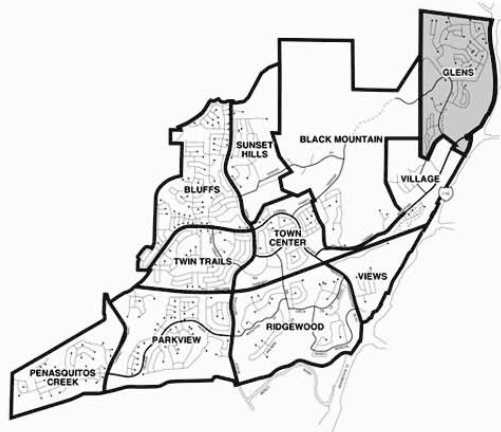
-  N Neighborhood Commercial
-  R Commercial Recreation

Education

-  S Rolling Hills Elementary School

Recreational

-  Swimming and Tennis Club
-  Golf Course
-  P Rolling Hills Neighborhood Park
-  Open Space
-  Water Tower



Glens
Rancho Peñasquitos Community Plan

10
FIGURE



GLENS

The Glens neighborhood is located at the northeast corner of the community. The area fronts on the Peñasquitos Golf Course and I-15 to the east with Rancho Bernardo to the north and rough terrain sloping towards Black Mountain to the west. Access to the neighborhoods is gained by the existing Peñasquitos Drive, which connects into Carmel Mountain Road and the proposed Paseo Valdear extension.

The Glens neighborhood is one of the oldest areas in Rancho Peñasquitos and is fully developed (except for a few lots in the northern portion of the neighborhood). Of the 1,505 dwelling units existing in the Glens neighborhood, 1,214 are single-family, 67 are townhouse units overlooking the golf course and 224 are apartments located near the school/park area.

The neighborhood is predominately single-family in nature. Supportive facilities include an elementary school (Rolling Hills), a neighborhood park (Rolling Hills Park), swim, tennis and golf clubs, community meeting facilities, a gas station, a neighborhood shopping center, a 175-room hotel, restaurant and conference facility, and a senior center.

The terrain is gently rolling, with streets climbing up, down and around hillsides. Quality views are towards the west and northwest and consist primarily of the chaparral covered slopes of Black Mountain. A number of single-family lots include backyard slopes in open space. The predominant architectural styles are Spanish mission and Old West ranch style. Because of the age of the neighborhood, much of the landscaping is mature.

The major recommendations in the Glens neighborhood are to preserve the golf course as a unifying open space element and buffer from the freeway, and to maintain the existing quality of development in the area. When the neighborhood commercial area redevelops, the scale and character of the development should be compatible with the neighborhood in terms of architectural style and color (Spanish mission or Old West ranch style).

Residential

 Low and Very Low Density (All HR Areas)

 Low Medium Density

 Medium Density

Education

 Los Penasquitos Elementary School

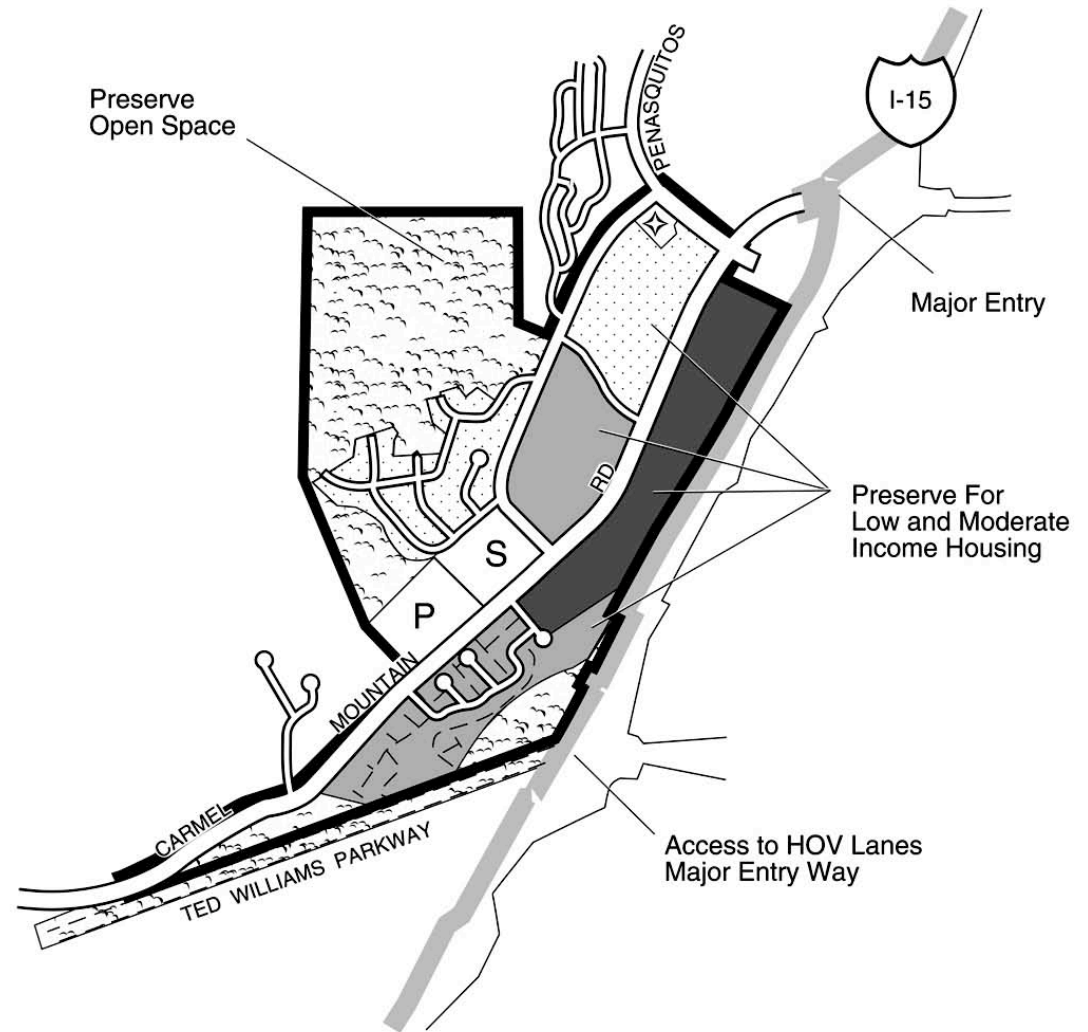
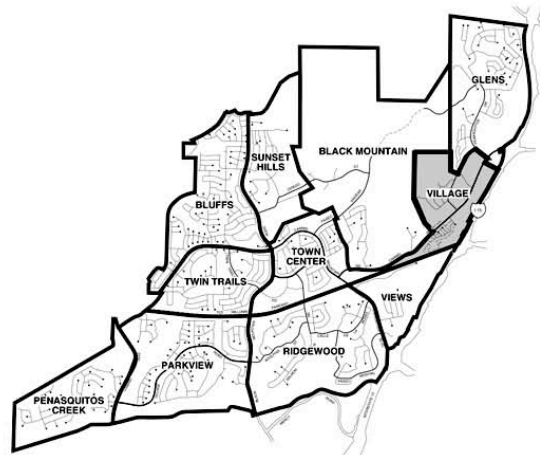
Religious

 Religious Facility

Recreational

 Penasquitos Village Neighborhood Park

 Open Space



VILLAGE

The Village neighborhood is located along I-15 at the foot of Black Mountain. It extends along both sides of Carmel Mountain Road from the I-15 interchange southward to SR-56.

The Village neighborhood is completely developed. The developed residential areas date from the 1960s and early 1970s and include low-medium-density, multifamily development totaling about 1,600 units. A total of 116 single-family units exist in the neighborhood.

The neighborhood is multifamily residential in nature. The multifamily residential projects in this area have been developed at densities between nine and 21 dwelling units per developable acre. Uses other than residential include a neighborhood school (Los Peñasquitos Elementary), a neighborhood park and a church site. The terrain has been molded into a series of pads stepping down to I-15. Local streets step up and down from Carmel Mountain Road, which acts as a major through corridor. Each residential development and community facility is isolated from its neighbor in terms of access; in most cases, individual areas can only be reached from Carmel Mountain Road. Freeway noise, littering, and lack of trees and quality landscaping are problems.


Redevelopment of the multifamily areas of the neighborhood should provide low- and moderate-income housing. Any redevelopment in this neighborhood should occur through the Planned Development Permit process. Additional landscaping should be provided at the major entry ways to the community, along Carmel Mountain Road, and the slopes in the northern portion of the neighborhood should be retained as open space. Care should be taken when planning and building the connecting road through the northern open space area to minimize the need for grading and cut and fill operations in order to mitigate impacts to the natural environment.

Attention should be paid to the following considerations: impacts on views and visual quality, maintaining natural drainage and controlling erosion, protection and replanting of the local native vegetation and ensuring that wildlife corridors are maintained.

Residential

 Low and Very Low Density (All HR Areas)

Education

 Black Mountain Elementary School

Religious

 Religious Facility


Recreational

 Open Space

 Black Mountain Regional Park

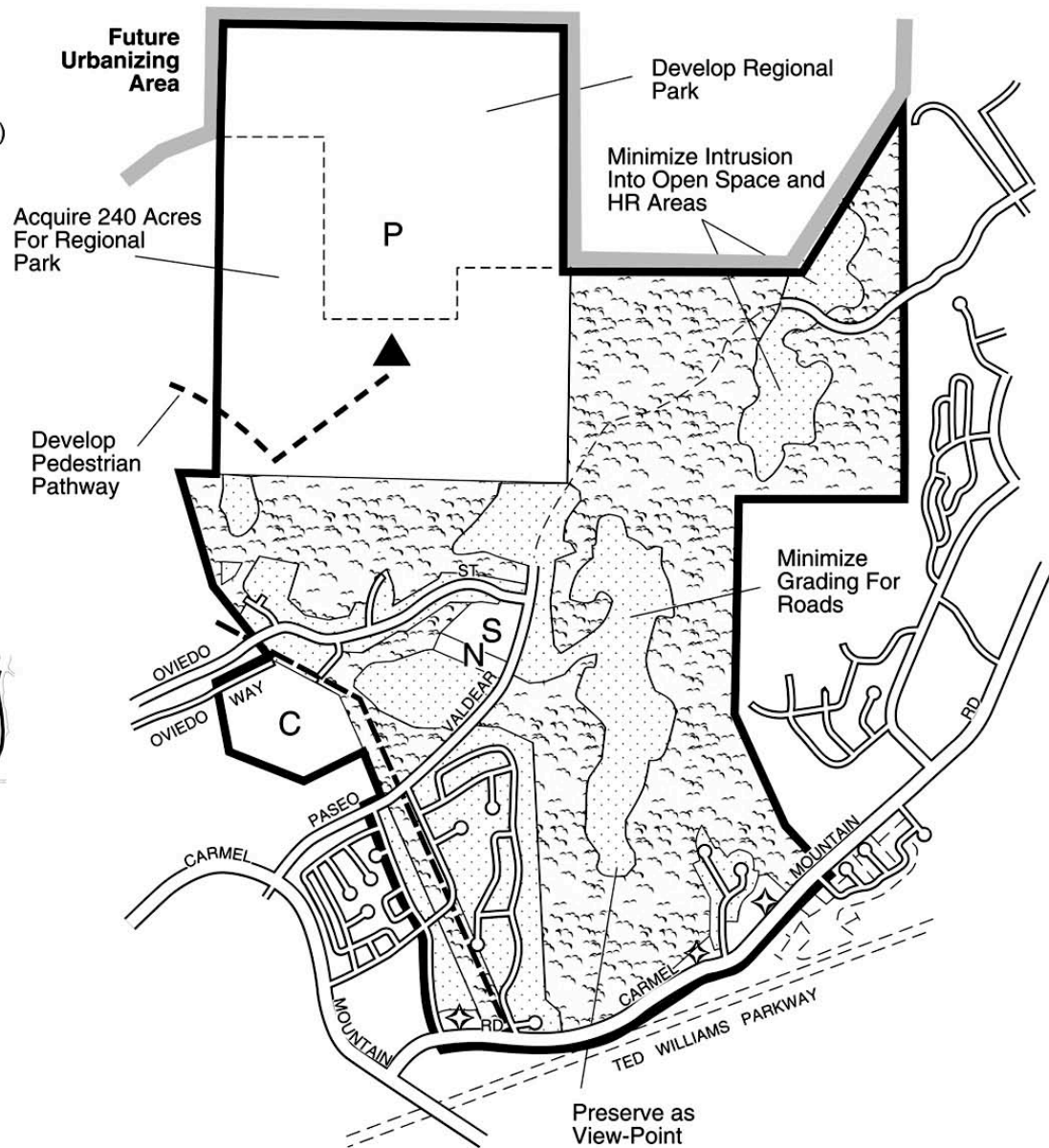
 Black Mountain Neighborhood Park

 Hilltop Community Park

 Black Mountain Peak

 Pedestrian Pathway

 S.D.G.E. Easement



BLACK MOUNTAIN

The Black Mountain neighborhood is located in the north central part of the Peñasquitos community. It is served by a short stretch of Carmel Mountain Road to the east, as well as the proposed extension of Paseo Valdear northeast from the Town Center to the Glens.

The Black Mountain neighborhood is the largest and most undeveloped neighborhood in the area. Currently approximately 340 single-family residential units and two church sites have been approved in the neighborhood. Development of most of the neighborhood will require a new water pumping facility and system to serve areas above the 790-foot elevation.

Most of the Black Mountain neighborhood consists of slopes in excess of 25 percent, which are protected by the HR Overlay Zone. Most slopes in excess of 25 percent are designated as open space. Maintenance and ownership of these open space areas will be determined during the map review process. The major issues in the Black Mountain neighborhood are development on steep topography and preservation of views and open space; therefore, the neighborhood is recommended to be developed on lots of varying sizes suitable to the terrain. Proposed uses other than residential include an elementary school and neighborhood park in the center of the neighborhood, the Hilltop Community Park next to the community's central school complex and three religious facilities along Carmel Mountain Road.

The topography is characterized by a series of canyons and ridges culminating in Black Mountain and several smaller hilltops nearby. There are a number of steep, rocky areas and numerous vistas. Design of developments in this area should take into account the terrain and views as well as the visibility of the neighborhood from other portions of the community. All development should meet the guidelines presented in the **Community Environment and Design Element**, in particular, those relating to grading, site design, roads and building design in the Black Mountain area. Existing topography should be retained to the extent possible. Special treatment of the ridge view is outlined in the **Open Space and Resource Management Element**. Large portions of the neighborhood are proposed to be retained as permanent open space. Care needs to be taken to assure that development interfaces with adjacent open space with a minimum of impacts upon natural resources in the community, and that road stub-outs in project proposals are reviewed for the appropriateness of their locations, especially with regard to roads going into proposed park or open space lands. Wildlife corridors into Black Mountain Park must be retained to ensure that open space areas are not left isolated.

Within the Black Mountain and Sunset Hills neighborhoods, a major residential development project encompassing over 635 acres is currently in the planning process. This project, Montana Mirador, has been in the plan review process undergoing redesign in an effort to provide residential development consistent with the policies and recommendations set forth in this Plan. It is the largest area of Rancho Peñasquitos remaining to be developed and, for that reason, is of special interest to the community.

Within the portion of Montana Mirador available for development, no more than 575 units will be constructed. Housing is to be provided in a variety of product types within the following ranges:

25-35% Estate lots (8,000-square-foot lots)

35-45% Single-family lots (4,000- to 5,000-square-foot lots)

25-35% Attached Units

Approximately 450 acres of the site are to be designated for open space. In order to preserve existing topography within Montana Mirador, some residential development is proposed to be clustered. In addition, the project will include a ten-acre school site and five-acre park site.

The policies described in the **Community Appearance and Design Element** of this Plan should be followed in developing this site; of particular importance are the Landform and Grading and Site Design guidelines.

Every effort should be made to minimize landform alteration and employ sensitive grading techniques. In addition, of special concern to the community, are the views of the project from areas located below it.

Residential

 Low Density

Education

 Sunset Hills Elementary School

 Black Mountain Middle School

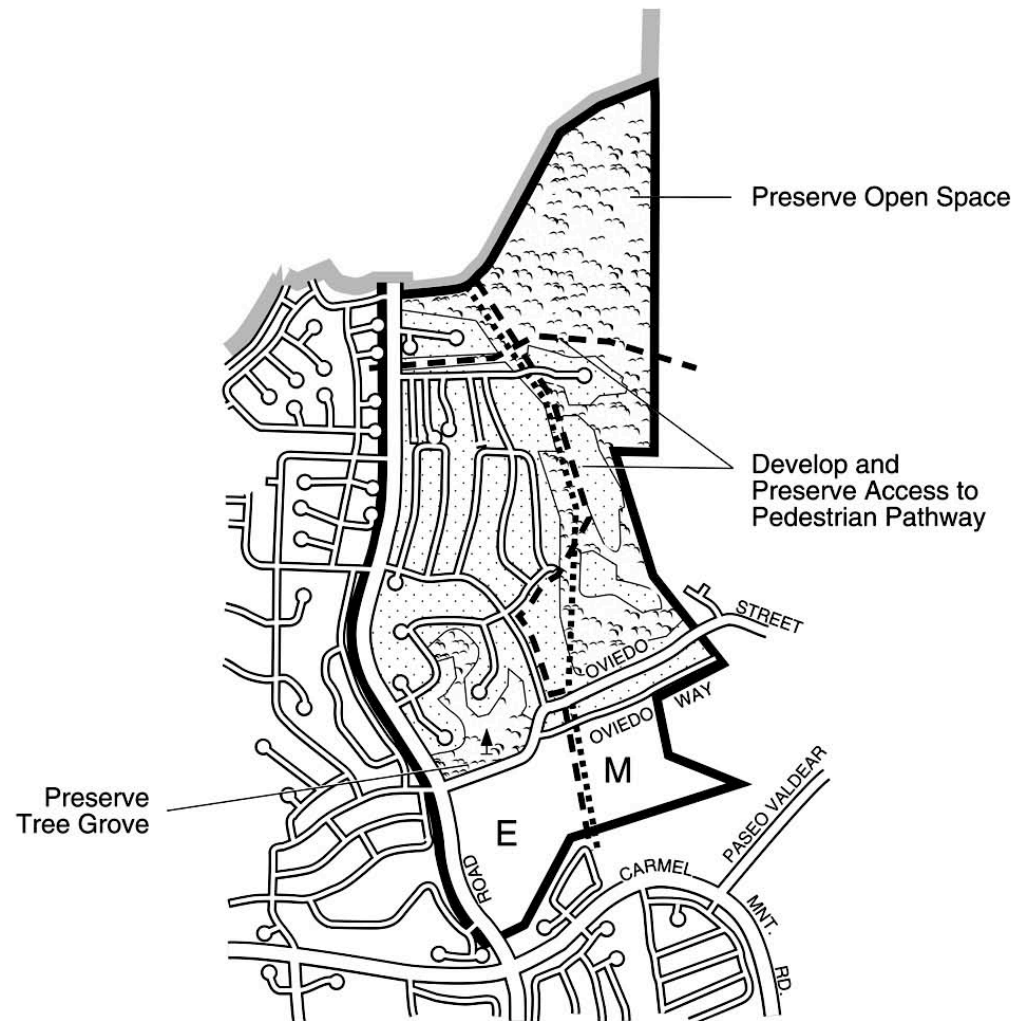
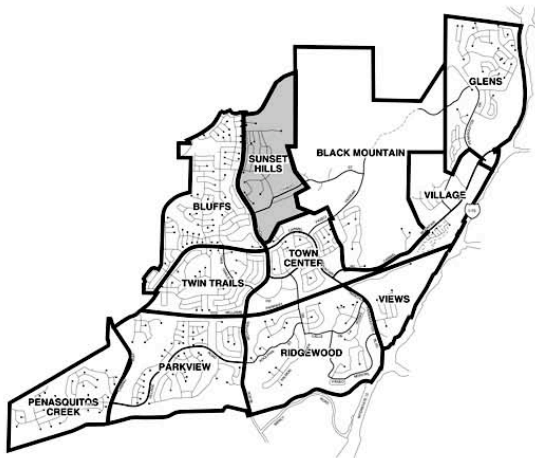
Recreational

 Open Space

 Tree Grove

 Pedestrian Pathway

 SDCWA Easement



SUNSET HILLS

The Sunset Hills neighborhood is located in the north central part of the community east of Black Mountain Road. Oviedo Street provides additional access to areas in the southern part of Sunset Hills.

Approximately 633 single-family residential units are proposed in the Sunset Hills neighborhood at full buildout. Retention of the low-density residential character in the Sunset Hills neighborhood is recommended. Uses other than residential include Sunset Hills Elementary School and Black Mountain Middle School, both of which are adjacent to Hilltop Community Park in the Black Mountain neighborhood.

The terrain is varied with the eastern part of the neighborhood climbing towards Black Mountain. Design of developments in Sunset Hills should consider the topography and, in some areas, the views. In the open space area at the corner of Black Mountain Road and Oviedo Street, existing trees should be preserved. In addition, the existing power easement, which is recommended for a pedestrian pathway, should remain in open space, with wildlife access provided, where feasible, for linkages through developed or developing areas.

The proposed vehicular, bicycle, and pedestrian routes discussed in the **Transportation Element** are important in adequately linking Sunset Hills with community facilities.

Residential

 Low Density


 Medium Density

Commercial

 N Neighborhood Commercial

Education

 1 Adobe Bluffs Elementary School

 2 Deer Canyon Elementary School

 M Mesa Verde Middle School

Religious

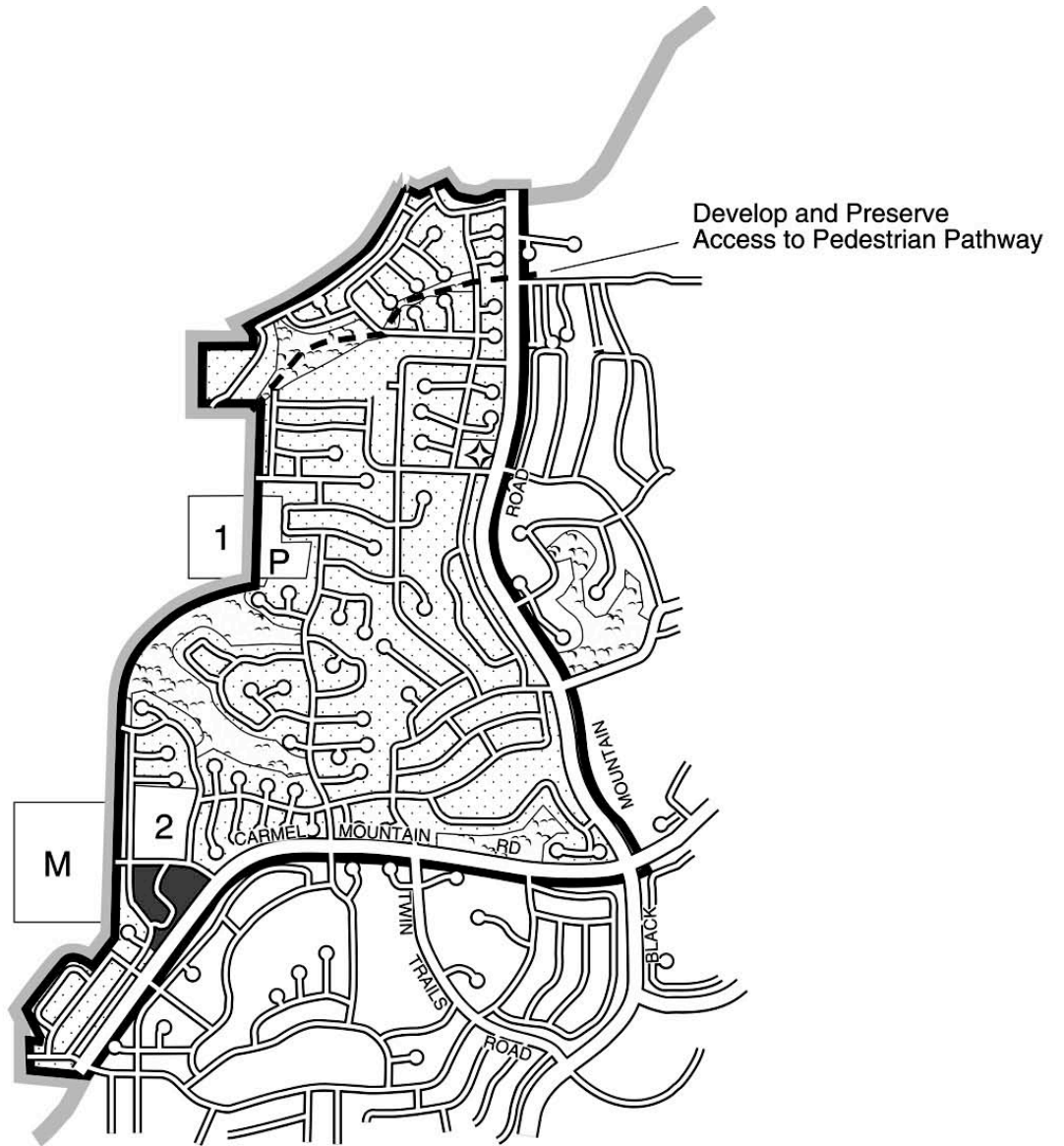
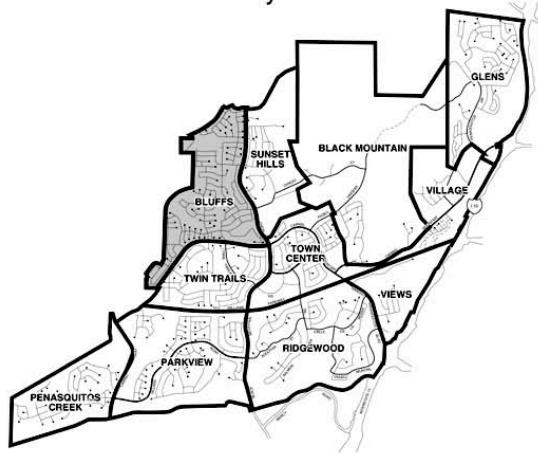
 Religious Facility

Recreational

 Open Space

 P Adobe Bluffs Neighborhood Park

 Pedestrian Pathway



BLUFFS

The Bluffs Neighborhood is situated in the northwest portion of the Peñasquitos East community. Carmel Mountain Road and Black Mountain Road both provide vehicular and bikeway access to facilities located elsewhere in the Peñasquitos Community.

Residential development is currently completed, under construction or in process for the entire neighborhood totaling approximately 2,177 single-family dwelling units.

The Bluffs Neighborhood is recommended to be single-family detached residential in nature. Nonresidential uses within the Bluffs Neighborhood include the Adobe Bluffs Neighborhood Park, located in the western portion of the neighborhood within the boundaries of the Plan. In order to increase needed park acreage within the community, this park should be expanded westward into the Future Urbanizing Area. Other nonresidential uses include a religious facility, Deer Canyon Elementary School and a three-acre neighborhood commercial site. Two school sites (one elementary and one middle school) are proposed to be located just outside the Bluffs Neighborhood in the Future Urbanizing Area.

The terrain in the neighborhood consists largely of mesa tops dropping off into canyons. Care should be taken in designing residential developments suitable to the terrain. While the single-family development in the planning area is on moderately sized lots, larger lots maintaining the existing semi-rural atmosphere are appropriate. Attention needs to be paid to the interface between development and adjacent natural open space areas. The use of invasive non-native plants in these areas should be strongly discouraged, as should other impacts, such as excessive backyard or street lighting, and the effects of grading, fill or changes to natural drainage characteristics.

In particular, care needs to be taken with areas near the wetlands site next to old, unpaved Black Mountain Road in the northwestern portion of this neighborhood, and with a potential vernal pool area to the west of the Sundance Avenue terminus in the southwest part of the neighborhood.

Residential

 Low Density

Education

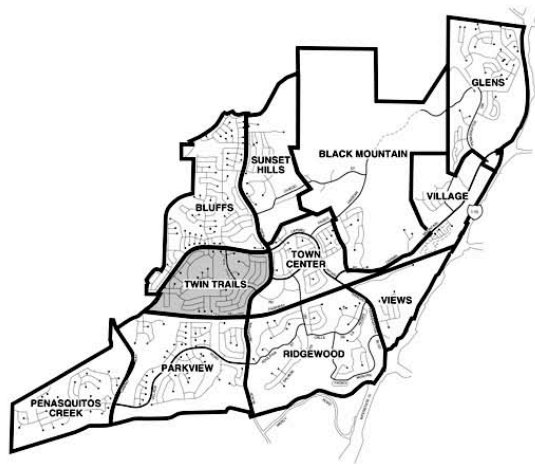
 Sundance Elementary School

Recreational

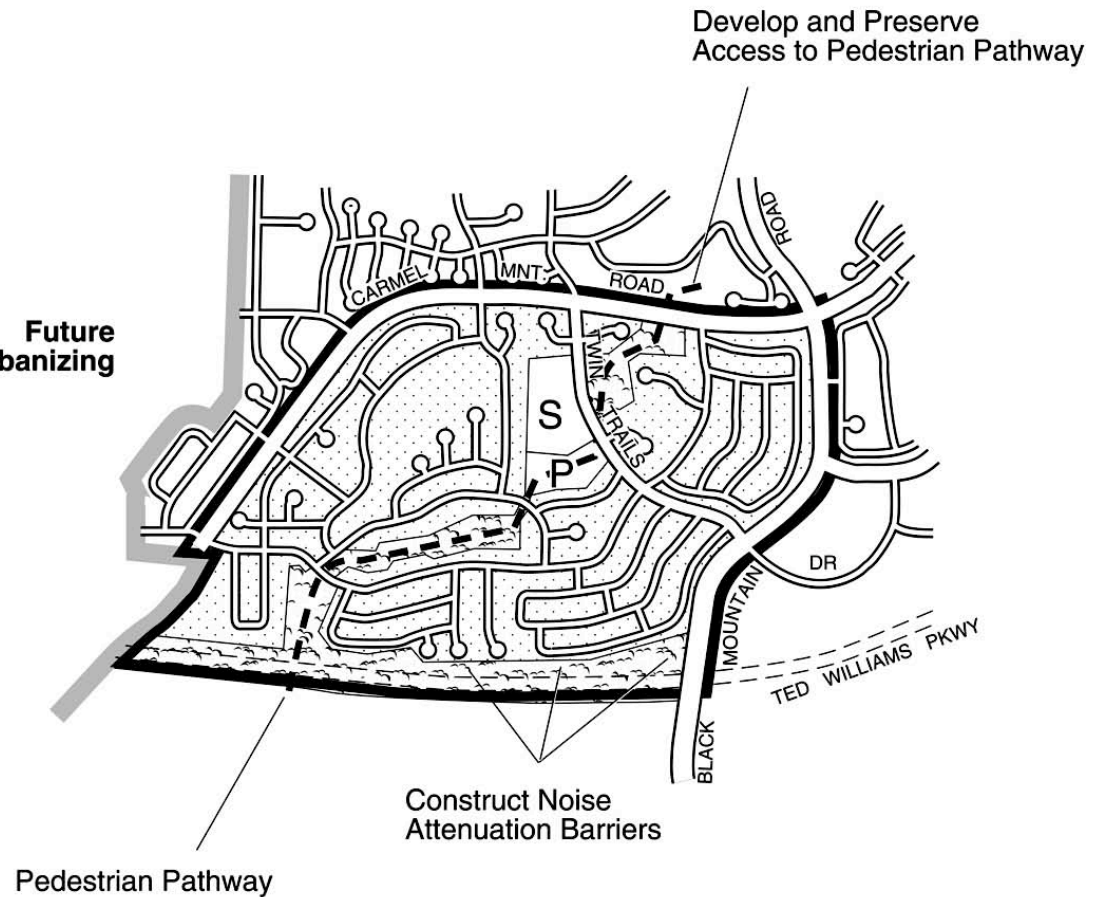
 Open Space

 Twin Trails Neighborhood Park

 Pedestrian Pathway



Future
Urbanizing





TWIN TRAILS

The Twin Trails neighborhood is located in the west-central portion of the community. It is bounded on the south by SR-56, on the west and north by existing and proposed Carmel Mountain Road and on the east by Black Mountain Road. The neighborhood is also served by a collector street, Twin Trails Drive.

The Twin Trails community is developed with approximately 1,330 single-family detached homes. Nonresidential uses include Sundance Elementary School and Twin Trails neighborhood park. The Twin Trails neighborhood is situated in an areas of mesas and small canyons.

A dedicated open space corridor and pedestrian pathway through the neighborhood, with the park and school at its heart, has been largely preserved. It is recommended that this system be improved where necessary and the linkage will be made under SR-56 to Peñasquitos Canyon. In addition, a major pathway is proposed for development through the open space system, based on the existing informal pathway and sewer easement. If development and maintenance of these pathways is required, it should be the joint responsibility of the developer and the Landscape Maintenance District. Care needs to be taken when planning and developing the pathway to ensure that grading does not fill or otherwise impact the natural drainage and open space values of the corridor and that the corridor, and the passage under SR-56, remain wide enough to accommodate wildlife. It is suggested that the landscaping in the corridor and drainage area consist of native plant species representing the indigenous plant communities, and that non-native invasive plants such as Pampas Grass and Giant Reed be removed.



Residential

-  Low Density
-  Low Medium Density
-  Medium Density





Commercial

-  N Neighborhood Commercial
-  C Community Commercial
-  G General Commercial

Education

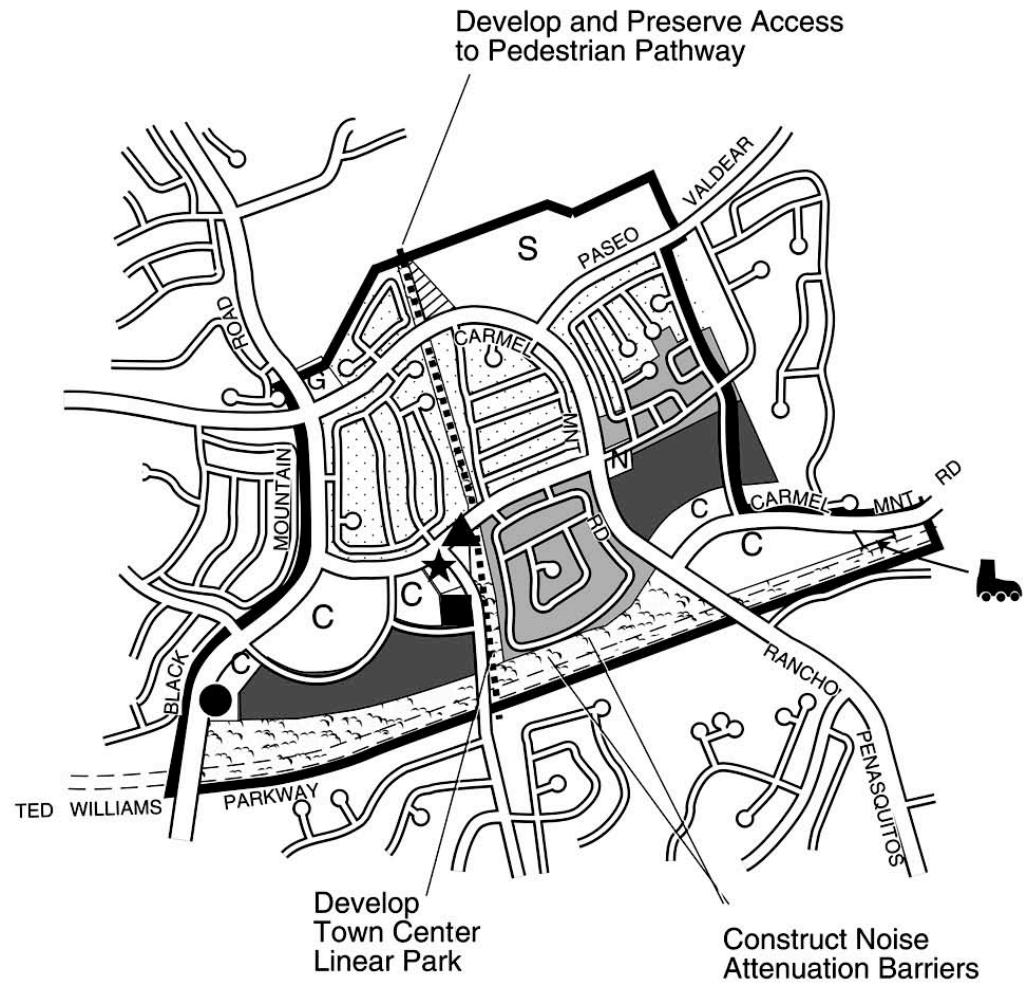
-  S Mount Carmel High School
-  Day Care Center

Institutional

-  ★ Police
-  ▲ Fire Station
-  ● Post Office
-  ■ Library

Recreation

-  Open Space
-  Pedestrian Pathway (SDCW Easement) / Linear Park
-  Skate Park



TOWN CENTER

The Town Center neighborhood is centrally located in the Peñasquitos community, just north of proposed SR-56. It is served by Black Mountain Road to the west, while Carmel Mountain Road and Paseo Montalban provide access within the neighborhood. The neighborhood is easily reached from all parts of the community.

Existing residential development within the Town Center neighborhood includes single-family detached, duplex, fourplex, and apartment units, with a total of approximately 1,870 housing units.

The neighborhood is a community center of mixed uses. Existing and proposed nonresidential uses include: fire station, police station, library, high school, post office, linear park, day care center, YMCA, service station, grocery store and other retail shops, park-and-ride lot, public skate park, and a Pacific Bell Telephone switching station. Automobile-oriented uses are not allowed within the Town Center shopping area.

Generally, the terrain is gently rolling. Development now occurs on pads stepped up and down the hills. This area should be developed in an integrated fashion, with continuity in building design, landscaping, open space, and urban design features, such as street furniture, pedestrian pathways, lighting and signs. The Town Center commercial area is not only an important part of the neighborhood, but the focus of the Rancho Peñasquitos community as a whole.

Other recommendations for this neighborhood include the development of the pedestrian paths and bikeways for the area, to serve both the neighborhood and the entire community; and careful design in siting, grading, landscaping, fencing, lighting, integrated parking, and landscape buffers.

The proposed vehicular, bicycle, and pedestrian routes discussed in the **Transportation Element** are important in adequately linking the Town Center with community facilities.

Residential

Medium Density

Commercial

G General Commercial

N Neighborhood Commercial

Religious

Religious Facility

Industrial

Recreational Vehicle / Mini-Storage Facility

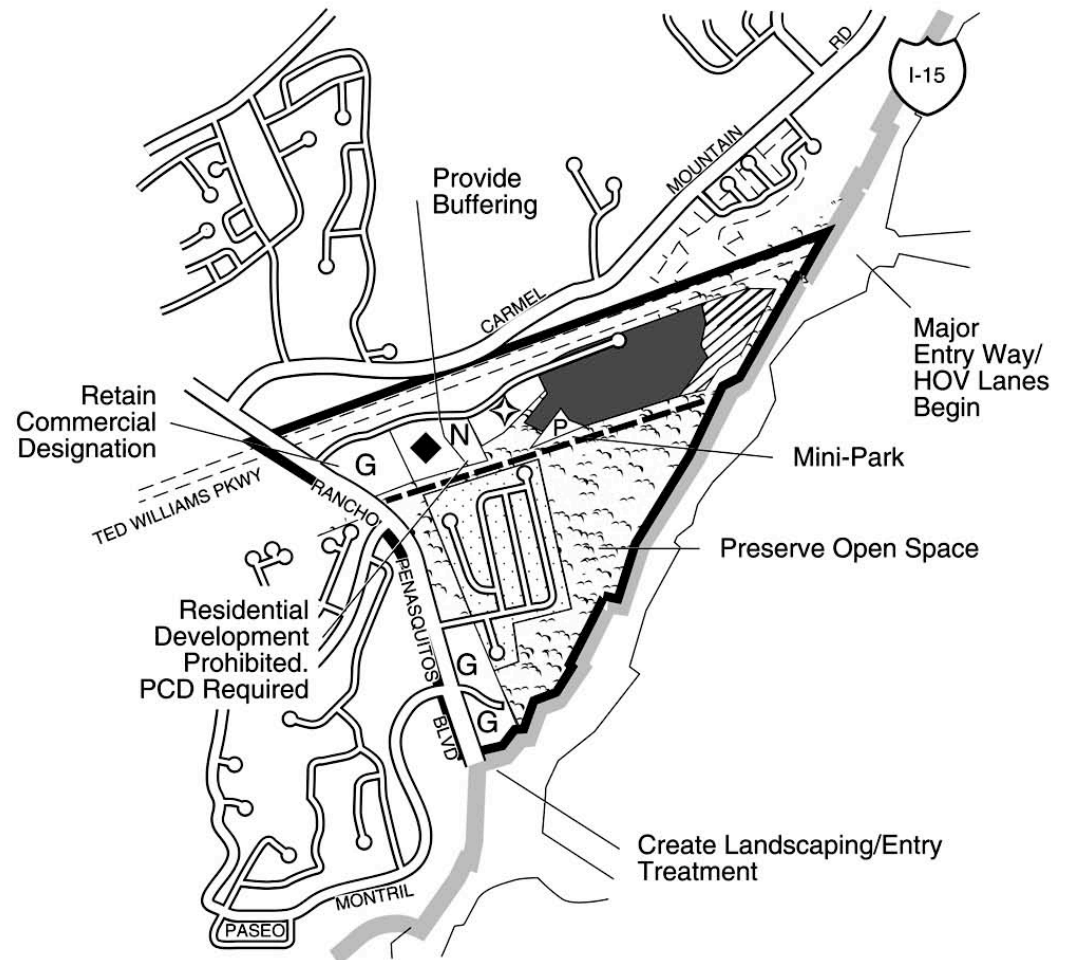
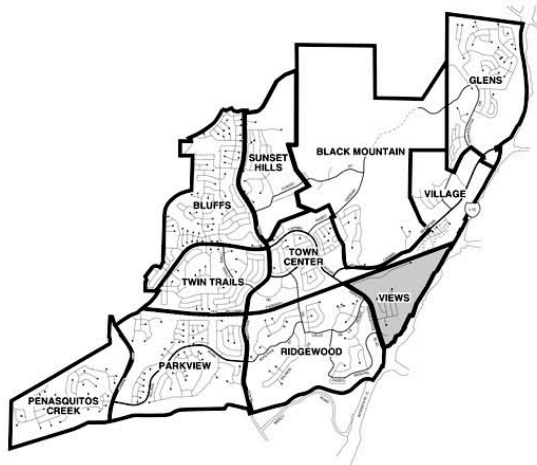
Recreational

Open Space

Mini Park

SDG&E Easement

SDG&E Substation



VIEWS

The Views neighborhood is a relatively small neighborhood delineated by I-15 to the east, SR-56 to the north and Rancho Peñasquitos Boulevard to the south. Residential areas are reached via residential streets off of Rancho Peñasquitos Boulevard. The Views neighborhood has a total of 200 single-family residential dwelling units and 680 multifamily residential units. Nonresidential uses include the Chicarita power substation, a small neighborhood commercial area just east of the substation (see neighborhood commercial areas for permitted uses), existing and proposed general commercial development along portions of Rancho Peñasquitos Boulevard (including two hotels, two service stations and three fast food restaurants), a mini-park serving the neighborhood and a religious facility site off of Azuaga Street. The residential areas are substantially isolated from the commercial uses by elevation changes and the power easement.

The large open space areas in the neighborhood should be preserved to provide a buffer between I-15 and residential areas. The ten-acre parcel located at the southwest intersection of SR-56 and I-15 is recommended for a RV, mini-storage facility. The parcel should be rezoned to M-1B and developed through the Planned Industrial Development Permit process. This parcel shall be used only for an RV storage/mini-storage facility and will revert to open space if not used for this purpose. Recommendations for the design of this facility can be found in the **Industrial Element**.

Residential

-  Low Density
-  Medium Density

Commercial

-  General Commercial

Education

-  Canyonview Elementary School

Religious Facility

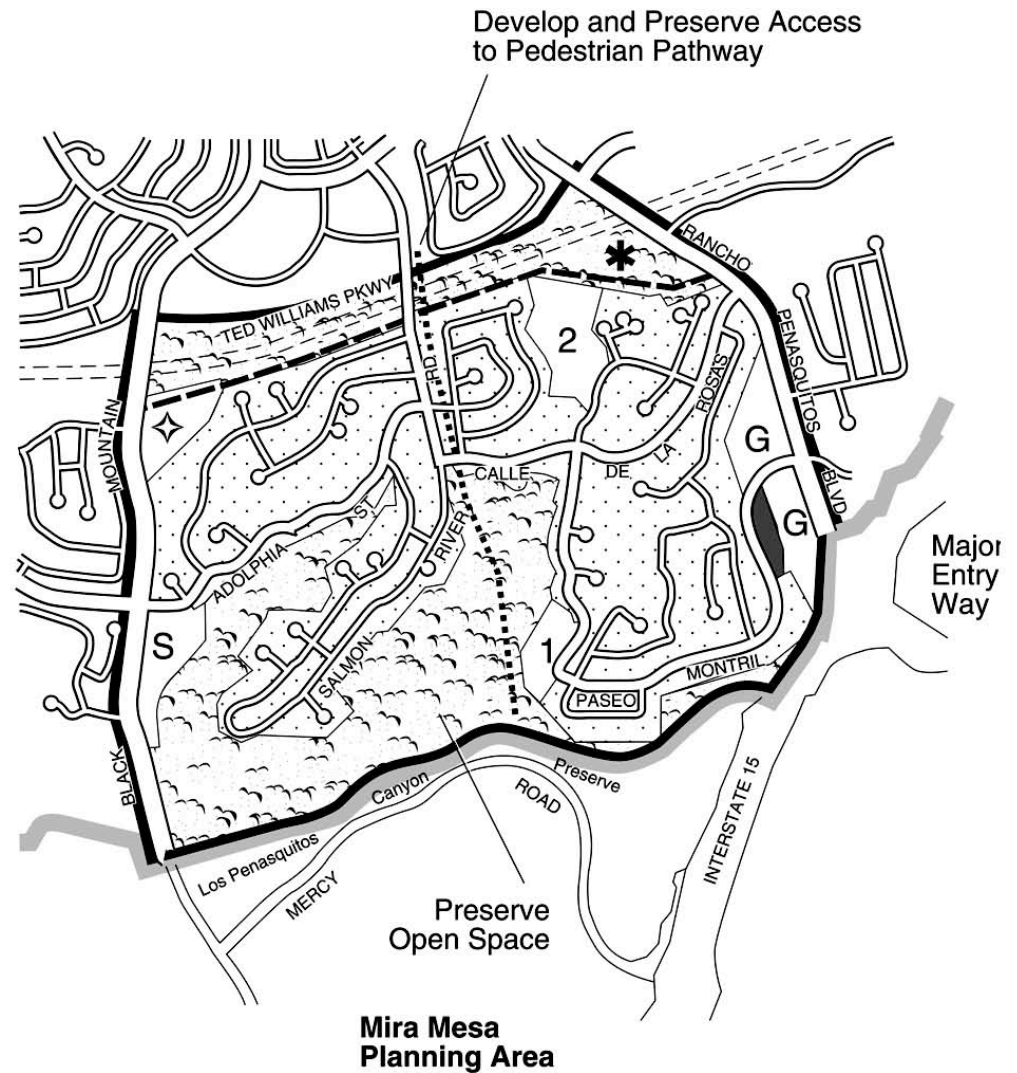
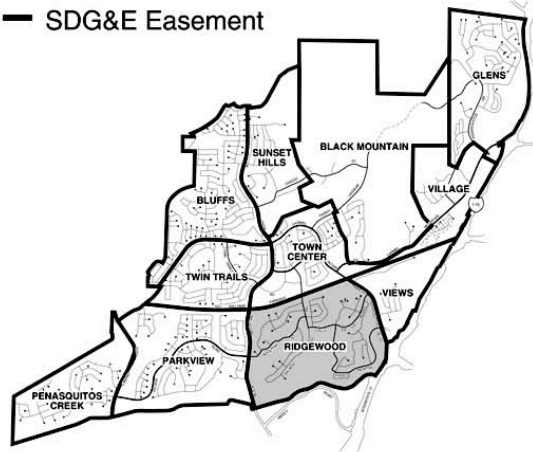
-  Religious Facility

Recreation

-  Open Space
-  1 Ridgewood Neighborhood Park
-  2 View West Neighborhood Park
-  * Special Treatment Area

..... Pedestrian Pathway (SDCW Easement)

——— SDG&E Easement



RIDGEWOOD

The Ridgewood neighborhood is located in the south-central portion of the community, west of I-15. It is served by Rancho Peñasquitos Boulevard on the north and Black Mountain Road on the west. State Route 56 is situated to the north, with Salmon River Road providing access to the community facilities in the Town Center development area. To the south lies Peñasquitos Canyon and the Mira Mesa community. The land area is totally developed with approximately 1,513 single-family units and 426 multifamily units.

The neighborhood is proposed as predominately single-family in nature. Recommended uses other than residential include general commercial development along Rancho Peñasquitos Boulevard and one religious facility site off Black Mountain Road. In addition, two neighborhood parks (Ridgewood and Views West) are recommended for development in the central portion of the neighborhood.

Safe and convenient pedestrian access to commercial facilities south of Rancho Peñasquitos Boulevard and to the proposed neighborhood parks in the Ridgewood neighborhood should be provided. Noise attenuation barriers should be provided to mitigate noise impacts from SR-56 on adjacent residential development.

Since the southern portion of this neighborhood lies adjacent to the Los Peñasquitos Canyon Preserve, care must be taken to ensure that the interface between existing or proposed developments (whether residential, park, trails or other use) and the preserve remain as non-intrusive as possible. In particular, the use of native plant species should be encouraged in these areas; non-natives are discouraged and invasive species should be removed. Wildlife corridors must remain wide, provide adequate cover and be protected from excessive noise, night lighting and domestic animals.

The proposed vehicular, bicycle and pedestrian routes discussed in the **Transportation Element** are important in adequately linking Ridgewood with community facilities.

Residential

 Low Density

Commercial

 N 10-15 Acre Neighborhood Commercial


Education

 S Park Village Elementary School

Recreation

 Open Space

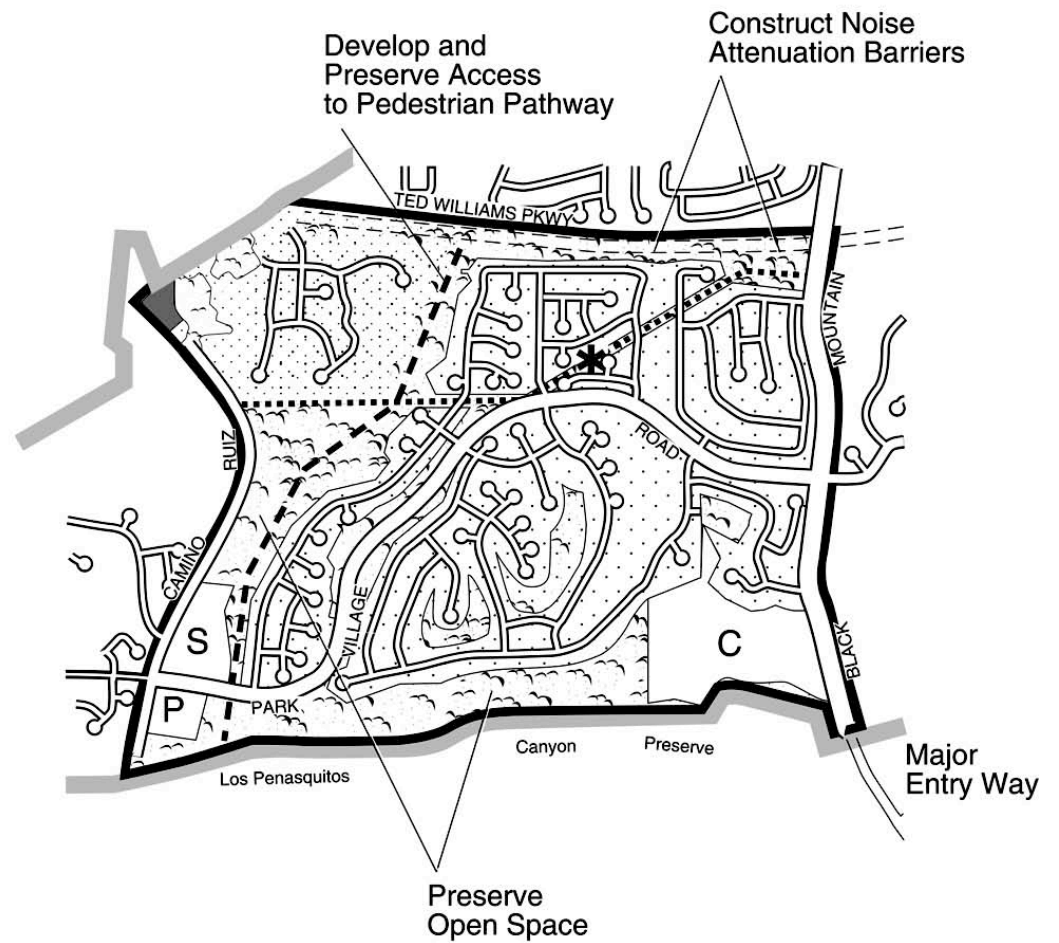
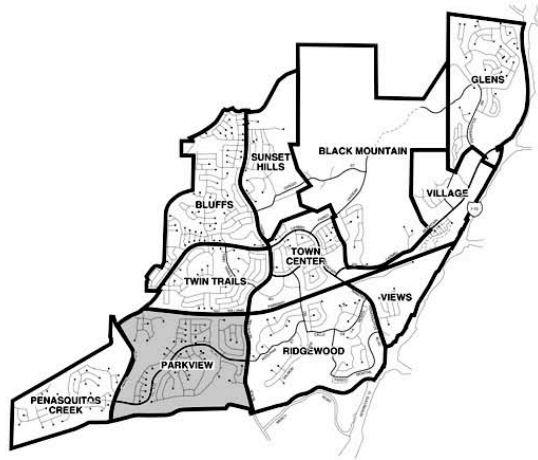
 P Penasquitos Creek Neighborhood Park

 C Canyonside Community Park

 * Pedestrian Pathway

 - - - Pedestrian Pathway

 - - - SDG&E Easement



PARKVIEW

The Parkview neighborhood is situated in the south-central portion of the community, directly south of SR-56. It fronts directly on Peñasquitos Canyon Preserve to the south. The neighborhood is served by Black Mountain Road to the east, Carmel Mountain Road and proposed Camino del Sur to the west, and proposed Park Village Road through its center.


Approximately 1,790 single-family units have been approved for development in Parkview. This area is expected to be fully built out in early 2010. Recommended uses other than residential developments include Canyonside Community Park located adjacent to Peñasquitos Canyon Preserve and accessible from Black Mountain Road; a greenbelt mini-park; a proposed neighborhood park site and elementary school site located in the western undeveloped portion of the neighborhood; and a two-acre neighborhood commercial site located on the northeast corner of proposed Camino del Sur and Carmel Mountain Road. The commercial site is located adjacent to a vernal pool preserve. Development on this site should avoid impacts to the sensitive resources of the preserve and the vernal pool watershed.


The terrain is characterized by finger canyon and ridge structures opening out into Peñasquitos Canyon. A number of geologically and environmentally sensitive areas have been identified, some of which are included in dedicated open space areas. Development design should preserve the existing topography. In addition, views between the canyon bottom and the residential areas should be taken into account in site planning, building design and landscaping. The guidelines outlined in the **Community Environment and Design Element** should be followed, particularly those relating to grading, site design, roads and building design in the Peñasquitos Canyon special development area.

Development of the proposed bikeway and vehicular circulation system is important, not only to serve the neighborhood, but also to link together different parts of the Rancho Peñasquitos community.

Planning of the Parkview neighborhood should take into account the proposed pathway linking the Camino del Sur open space corridor and the Twin Trails neighborhood across proposed SR-56. Noise impacts from SR-56 should be mitigated through noise attenuation barriers.

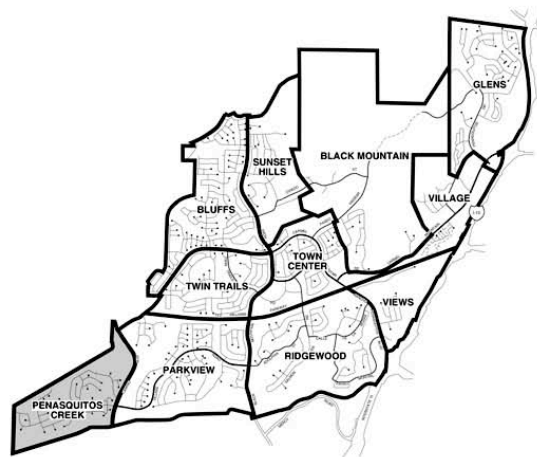
Residential

 Low Density

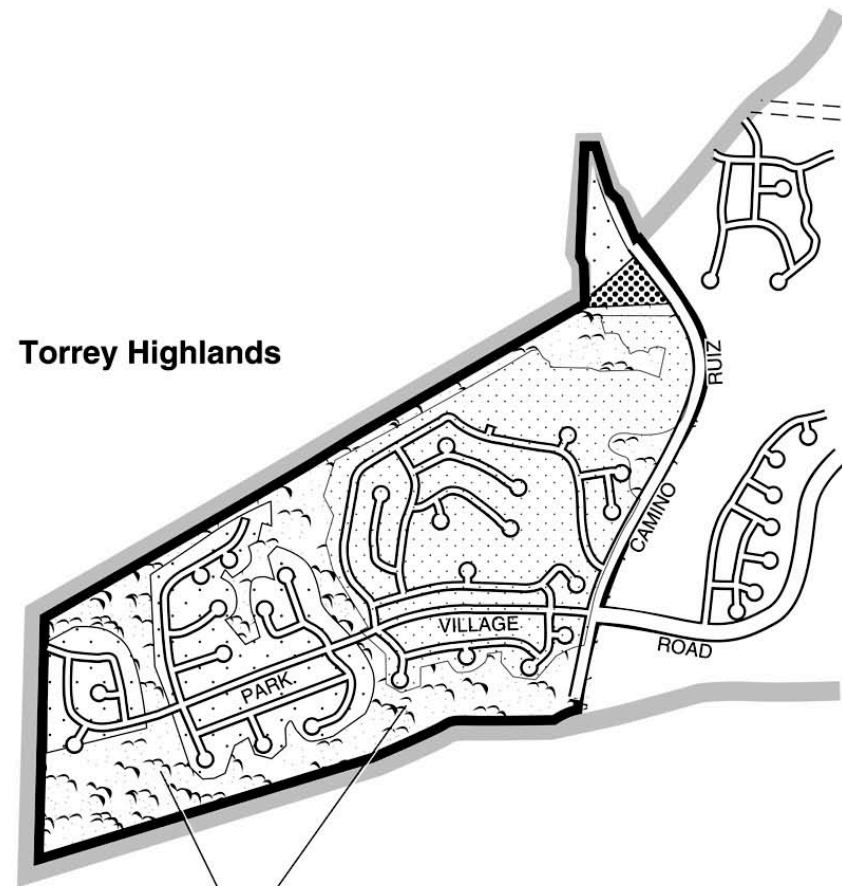
 Mediu High Density

Recreation

 Open Space



Torrey Highlands



Preserve
Open Space



PEÑASQUITOS CREEK

The Peñasquitos Creek neighborhood lies in the southwest corner of the community, adjacent to the Los Peñasquitos Canyon Preserve. It is served by proposed Camino del Sur and proposed Parkview Road.

Residential development is in process in the Peñasquitos Creek neighborhood. At buildout the neighborhood will contain approximately 877 single-family units and 367 multifamily units. The neighborhood is predominantly recommended for single-family development on lots of varying size suitable to the terrain.

The terrain in the neighborhood is characterized by finger canyon and ridge structures abutting Los Peñasquitos Canyon. Some environmentally sensitive areas have been included in recommended open space areas. A large open space corridor with a footpath running into Peñasquitos Canyon Preserve is recommended for public dedication along proposed Camino del Sur. In addition, several internal open space areas in the neighborhood are planned for preservation as open space easements within individual residential lots. All development design should consider topography, views and other natural features. Views between the canyon bottom and proposed residential areas merit special attention. The neighborhood should be developed in the architectural style or styles consistent with that of the Parkview neighborhood and should address design issues outlined in the **Community Environment and Design Element**, in particular those relating to the Peñasquitos Canyon special development area.

Since this area is currently surrounded by open space on three sides, it is important that development, grading and planned uses are sensitive to the natural open space systems. The interface between natural and developed areas should be carefully designed to prevent impacts to the Canyon Preserve to the south, the Vernal Pool Preserve to the northwest and any potential preserve along the west edge of the neighborhood.